

Chapter 19.90
AMENDMENTS AND REZONING

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19.90.010 Amendment procedure.

A. The city council may, from time to time, amend the number, shape, boundaries or area of any zone or any regulation within any zone or any other provisions of the zoning ordinance. Any such amendment shall not be made or become effective unless the same shall have been proposed by or be first submitted for the approval, disapproval or suggestions of the planning commission. Zoning amendment applications approved by the planning commission, to become effective, shall receive the favorable vote of not less than a majority of the entire membership of the city council.

B. Zoning amendment applications disapproved by the planning commission may be appealed to the city council as provided in section 19.90.040.

19.90.020 Hearing—Notice.

Before finally adopting any such amendment, the city council shall hold a

public hearing thereon. Public notice of the hearing shall be given as required by state statute.

**19.90.030 Determination of city
council.**

The city council, after public hearing and review of the decision of the planning commission, may affirm, reverse, alter or remand for further review and consideration any action taken by the planning commission.

19.90.040 Appeal procedure.

Any person shall have the right to appeal to the city council a decision or disapproval of a zoning amendment application rendered by the planning commission by filing an appeal, in writing, stating the reasons for the appeal within ten days following the date upon which the decision is made by the planning commission. After receiving the appeal, the city council may reaffirm the planning commission decision disapproving the application, remand the matter to the planning commission for further consideration, or may set a date for a public hearing pursuant to section 19.90.020.

**19.90.050 Disapproval of rezone
application.**

Disapproval of an application to amend the zoning map shall preclude the filing of another application to amend the zoning map to reclassify the same parcel of property, or any portion thereof, to the same zone classification, or, if the application is for a commercial classification, to the same or any other commercial classification, within one year after the date of the final disapproval of the application unless the planning commission finds that there has been a substantial change in the circumstances

or sufficient new evidence since the disapproval of the application to merit consideration of a second application within the one-year time period. No appeal may be taken from a planning commission decision rendered pursuant to this subsection.

**19.90.070 General plan amendment—
Procedure.**

The city council may amend the general plan. The proposed amendment to the general plan shall not be made or become effective unless it is first presented to the planning commission; the planning commission shall hold a public hearing on the proposed amendment, following reasonable notice pursuant to the procedures set forth in section 19.90.072; and the planning commission thereafter shall forward the proposed amendment and its recommendations concerning it to the city council.

19.90.072 Hearing—Notice.

The city council shall hold a public hearing on the proposed amendment upon reasonable notice following receipt of the planning commission's recommendations under section 19.90.070. The public hearing shall comply with state statute for preparing and adopting a general plan. Reasonable notice means compliance with the applicable notice requirement under state statute.

**19.90.075 Determination of city
council.**

After the planning commission review and public hearing as provided in section 19.90.070, and the public hearing before the city council as provided in section 19.90.072, the city council may adopt the amendment as proposed; modify the proposed amendment and

adopt it or reject it as modified; or reject the proposed amendment.

**19.90.080 Periodic consideration of
general plan applications.**

The planning commission may establish policies and procedures whereunder pending applications for amendments to the general plan not initiated by the city will be considered by the planning commission only periodically, provided that consideration by the planning commission of such pending applications occurs no more than three times annually at intervals of not less than four months. Any such policies and procedures shall be inapplicable to applications for amendments to the general plan initiated by the city, and the planning commission promptly shall consider any application to amend the general plan initiated by any city body or department.

**19.90.090 Disapproval of general
plan application.**

Disapproval of an application to amend the city's general plan not initiated by the city shall preclude the filing of another application to amend the general plan text in the same or similar manner or to amend the general plan map for any parcel of property or portion thereof to the same land use designation within one year of the date of the final disapproval of the application unless the city council finds that there has been a substantial change in the circumstances of other significant reasons since the disapproval of the application to merit consideration of a second application within the one-year time period.